



City of Carmel

CARMEL/CLAY PLAN COMMISSION SUBDIVISION COMMITTEE

Minutes

February 1, 2005

REPRESENTING THE COMMITTEE:

Dan Dutcher
Rick Ripma
Susan Westermeier

REPRESENTING THE DEPARTMENT:

Adrienne Keeling

Docket No. 04120017 ADLS Amend: Tickle Your Fancy

Filed by David Barker.

Representing the Petitioner:

David Barker
Tom Lazzara

The Applicant seeks approval for signage. The site is located at 656 North Range Line Road. The site is zoned B-5 and is within the Old Town Sign Boundary.

Barker: We modified the sign to suspend. Sign face falls within the Ordinance Guidelines 4' x 3' or twelve feet (12'), thirteen and one half feet (13.5') off the street. Illumination with canned lighting.

Department: We recommend approval after all concerns are met.

Dutcher: The Department is satisfied that this meets the Arts District vision?

Department: Yes.

Dutcher: Are these the colors?

Barker: No this is not a true rendering.

Ripma: Lighting?

Barker: Landscaping light, spots only with a lip.

Westermeier: I move to approve Docket No. 04120017 ADLS Amend: Tickle Your Fancy.

Ripma: Second.

Motion carried; Three (3) approved zero (0) opposed.

Docket No. 05010013 ADLS Amend: CP Morgan

Filed by Don Miller of A Sign by Design.

Representing the Petitioner:

Don miller, A SIGN BY DESIGN

The Applicant seeks approval for new signage. The site is located at 4745 Haven Point Boulevard. The site is zoned R5.

- Miller: This signage will be made up of reverse Channel Letters with a halo effect. We are in compliance with the Ordinance for square feet at 58.33. (*Shows example of lettering with illumination.*)
- Department: We recommend approval after all concerns are met.
- Westermeyer: I move to approve Docket No. 05010013 ADLS Amend: CP Morgan.
- Ripma: Second.

Motion carried; Three (3) in favor, zero (0) opposed.

Docket No. 05010012 ADLS Amend: B and D Old Towne Barbershop

Filed by Bruce Lee.

Representing the Petitioner:

Bruce Lee, Owner

Danny Sowers, Owner

The Applicant seeks approval for new signage. The site is located at 210 East Main Street. The site is zoned B1 and is within the Old Town District and Sign Boundaries.

- Lee: Let us just say this sign has been there for twenty-five (25) years. We replaced the sign five (5) years ago when we moved in and now we are in violation. We are willing to comply but cannot understand the violation.
- Dutcher: Can the Department please give us a review?
- Department: Compliance is the issue the Department recommends approval after all concerns are addressed.
- Dutcher: Let me ease your minds by saying you are not the only ones who have had to come before us for a compliance violation. I think the bottom-line is that the recommendation is to approve. Are there other questions from the Committee?
- Ripma: Will this be a lighted sign?
- Lee: No.
- Westermeyer: It meets all the requirements for Old Town.
- Sowers: I am confused by this process. How many signs can we have?
- Department: Per the Ordinance one (1) sign. Tenants must share your sign area equally without changing the sign size.

Sowers: A sign down below or on this same sign?
Department: Same sign, the Ordinance states 50/50 for second tenant but you can go before the BZA for a variance to adjust that.
Dutcher: Get approval now and then sort out the tenants later. Also, you have had this ongoing unsatisfactory communication with the City? My recommendation is to take note of names and what was said.
Ripma: I motion to approve Docket No. 05010012 ADLS Amend: B and D Old Towne Barbershop.
Westermeier: Second.

Motion carried; Three (3) in favor, zero (0) opposed

Docket No. 05010034 ADLS Amend: Kendall Hahn Attorneys
Filed by Stephanie Hahn

Representing the Petitioner:
Teresa Bartlow, EXPRESS GRAPHICS

The Applicant seeks approval for signage. The site is located at 220 North Rangel Line Road. The site is zoned B-1 and is within the Old Town Sign Boundary.

Bartlow: This is the proposed sign for Kendall Hahn Attorneys. They are in the Old Town Overlay Zone. They are in compliance with the Ordinance on size, width and distance.
Department: What is the height of the sign?
Bartlow: Five feet (5').
Department: The Department recommends the Committee approve this request.
Westermeier: Any lighting?
Bartlow: No, does that matter?
Dutcher: Yes, you will need to return for approval on any changes.
Ripma: Location?
Bartlow: Six feet (6') back from the right-of-way.
Department: No further concerns.
Ripma: I motion to approve Docket No. 05010034 ADLS Amend: Kendall Hahn Attorneys.
Westermeier: Second.

Motion carried; Three (3) in favor, zero (0) opposed.

Docket No. 05010035 ADLS Amend: Three Penn Mark Plaza
Filed by Ron Escue

Representing the Petitioner:
Zeff Weiss, ICE MILLER
Greg Small, THREE PENN MARK LLC
Mike McEvers, SIGN STYLE

The Applicant seeks approval for 3 new wall signs. The Applicant has filed Variances for sign quantity and locations. The site is located at 11455 North Meridian. The site is zoned B-6 and is within the US 31 Overlay.

Weiss: Today we sought and received approval from the BZA Hearing Officer to split our signage area per the Ordinance, which allows two signs into three signs. In your packet under Tab 1, there is a layout of the building showing sign exposures. The first sign due west, the second sign with southwestern exposure catching Meridian Street northbound traffic, and the third sign facing Pennsylvania Street. Layout of the signage found on Tab 3, Tab 4 shows the signage for ABRAM'S EYE CARE. The sign is forty (40) square feet with the southwest exposure. You will find these signs esthetically constant with the area.

Department: We would like for the Petitioner to review the constancy of style and color.

Weiss: It is our goal to be constant but would like flexibility to change with tenant changes.

Department: We recommend approval after all comments have been addressed.

Westermeier: Not the blue?

Weiss: Correct.

Ripma: What about lighting?

McEvers: Lighted Channel Letters

Westermeier: Move to approve Docket No. 05010035 ADLS Amend: Three Penn Mark Plaza.

Ripma: Second.

Motion carried; Three (3) in favor, zero (0) opposed.

The meeting adjourned at 7:37 PM.

Dan Dutcher, Chairperson pro tem

Pamela Babbitt, Subdivision Secretary